

April 20, 2005

To the Honorable, the City Council,

The Planning Board hereby submits to the City Council for its consideration a proposed amendment to the text of Section 20.100 of the Cambridge Zoning Ordinance relating to the Massachusetts Avenue Overlay District.

The proposed amendment would require that any proposed development in the Massachusetts Avenue Overlay District involving the addition of more than two thousand (2,000) square feet of gross floor area, but less than twenty-five thousand (25,000) square feet, would be subject to a Large Project Review Consultation as specified in Section 19.43 of the Cambridge Zoning Ordinance. In a Large Project Review Consultation, the Community Development Department holds an advisory public meeting to allow community members the opportunity to review a development proposal. This consultation is purely advisory, and no formal project approval is required.

Under the current zoning regulations for the Massachusetts Avenue Overlay District, a Large Project Review Consultation is only required of development involving the addition of more than six thousand (6,000) square feet of gross floor area, but less than twenty-five thousand (25,000) square feet.

This proposal is made in response to neighborhood concerns regarding development issues along northern Massachusetts Avenue. These concerns were expressed at a series of public meetings held by the Community Development Department over the past year with residents and business owners in Porter Square, Agassiz, and Neighborhood Nine.

Respectfully submitted for the Planning Board,

Barbara Shaw, Chair

Amendment to the Zoning Ordinance of the City of Cambridge
Proposed by the Cambridge Planning Board

Amend the text of Section 20.109, which currently reads:

20.109 *The Massachusetts Avenue Overlay District shall be considered an area of special planning concern.* Development proposals exceeding six thousand (6,000) square feet in gross floor area shall be subject to the Large Project Review Procedure in Section 19.43 of the Zoning Ordinance.

Amend the text of Section 20.109 so that it reads:

20.109 *The Massachusetts Avenue Overlay District shall be considered an area of special planning concern.* Development proposals exceeding two thousand (2,000) square feet in gross floor area shall be subject to the Large Project Review Procedure in Section 19.43 of the Zoning Ordinance.